



APPLICATION FOR SPECIAL EXCEPTION CITY OF ALBUQUERQUE, PLANNING DEPARTMENT

Office of the Zoning Hearing Examiner
600 2nd Street, NW, Suite 300, 87102
505.924.3918

APPLICATION INFORMATION-PLEASE PRINT

PROFESSIONAL / AGENT NAME (FIRST, LAST) Consensus Planning (H) _____
MAILING ADDRESS 302 8th St. NW (W) 505-764-9801
CITY Albuquerque NM STATE 87102 ZIP CODE (C) _____

OWNER NAME (FIRST, LAST-IF ANY) CMH Manufacturing West & Homes Direct (H) _____
MAILING ADDRESS 5002 Clayton Rd (W) 865-380-3039 CMH
CITY Manville STATE TN ZIP CODE 37804 (X) 505-242-7555 -Homes Direct

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION-PLEASE PRINT

STREET ADDRESS OF SPECIAL EXCEPTION 2700 / 2710 Karsten Ct. SE Albuquerque NM ZIP CODE 87102

LOT(S) 3 TRACT(S) _____ BLOCK(S) _____
SUBDIVISION / ADDITION / MRGCD MAP NO. 101405549037010624
UNIFORM PROPERTY CODE 10140550 333 701 0614

CRITERIA FOR DECISION-

I have been given the Criteria for Decision requirements.

Initial Here

EXPLANATION OF REQUEST-

On additional sheet(s) of paper, please state why you want this Special Exception, based on the Criteria for Decision Requirements.

DRAWINGS OF REQUEST-

ATTACH THREE (3) COPIES. Please follow instructions on the back of this form and attach the appropriate drawings.

TRAFFIC ENGINEERING REVIEW-

REQUIRED FOR ALL WALLS, FENCES, AND CARPORTS IN THE FRONT AND STREET SIDE YARD SETBACKS. Call the Traffic Investigations Supervisor at 505.857.8685 for Site Plan Review. Delay of your case will result if you do not obtain comments from the Traffic Analysis Supervisor.

Initial Here

ACKNOWLEDGEMENT-

I hereby acknowledge that, to the best of my knowledge, this application is correct and complete and that I have received one or more signs that I have agreed to post and maintain as provided and where instructed. I understand that failure to properly post sign(s) is grounds for deferral of my case.

SIGNATURE

DATE

ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY

PROJECT #: 1009382

APPLICATION #: 12 Z H E 80245

APPLICATION FOR: (CHECK AS APPROPRIATE)

- ☐ (ZHE01) Conditional Use
☐ (ZHE02) Expansion of a NonConforming Use
☐ (ZHE03) NonConforming Use / Status Established Building

(ZHE04) Variance:

- ☐ Distance ☐ Setback
☐ Height ☐ Parking
☐ Size ☐ Other

SECTION NO. PAGE 47 REFERENCE SECTION NO. 14-16-2-20(B)(5)

(LEGAL AD) ACTION DESCRIPTION SALE OF MANUFACTURING HOMES

SECTOR DEVELOPMENT AREA: SOUTH BROWNS

ZONED: SW-2 HM ZONE MAP PAGE: M-15 NO. OF SIGNS ISSUED: 2

POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION 2700 KARSTEN CT. SE

FEE: \$ 145.00

APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME)

DATE

09-18-12
DATE OF PUBLIC HEARING

(APN) 441018 / 4971000 \$ 35.00

(CMP) 441032 / 3424000 \$ 10.00

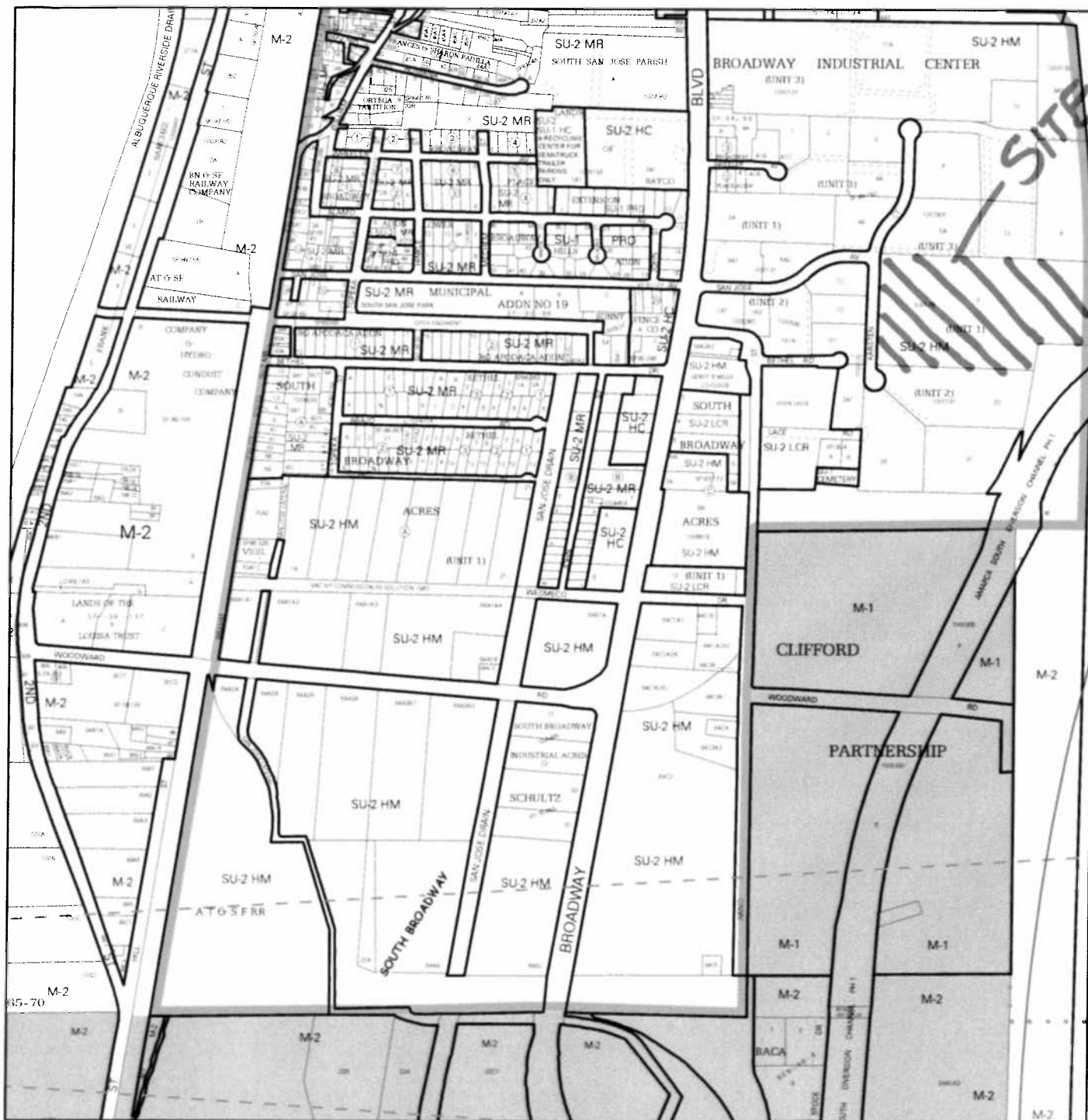
(ZHE) 441006 / 3451000 \$ 100.00

8-10-2012

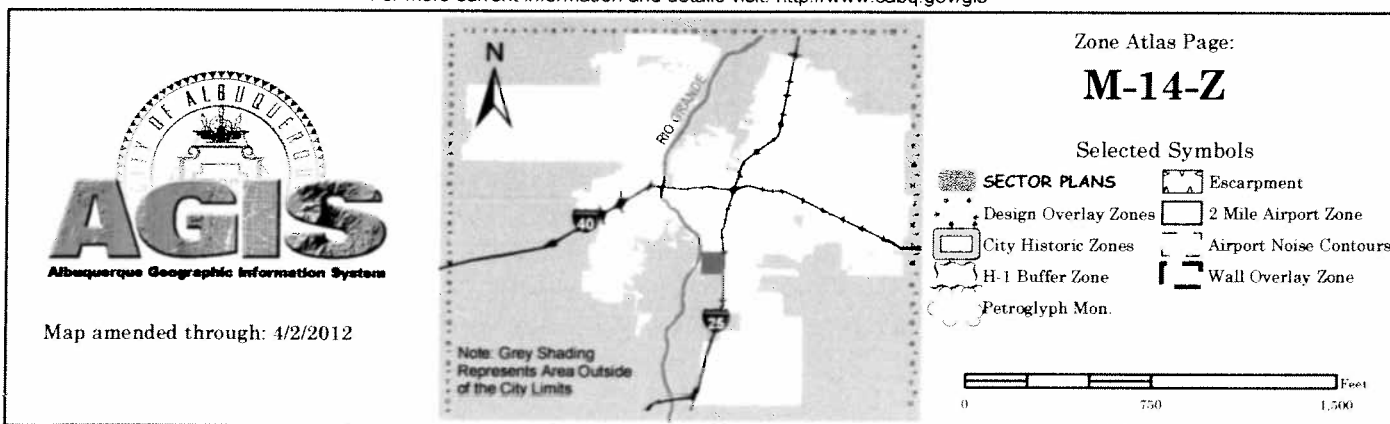
To whom it may concern,

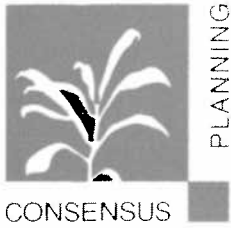
I Todd Varbey general manager of
Homes Direct of Albuquerque is giving
Consensus permission to represent
~~us~~.

Thank You
Todd Varbey



For more current information and details visit: <http://www.cabq.gov/gis>





August 13, 2012

Mr. Josh Skarsgard, Esq.
Zoning Hearing Examiner
ZHE Division, 3rd Floor
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Skarsgard,

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to request a conditional use for the sale of manufactured homes on the subject property, found at 2700 and 2710 Karsten Court SE (the "Site"). The Site is zoned SU-2 HM (Heavy Manufacturing). The request is being made in response to Notices of Violation dated July 18, 2012, received by CMH Manufacturing West, Inc. ("Karsten Homes") and Homes Direct of Albuquerque LLC ("Homes Direct").

Homes Direct and Karsten Homes were unaware of the violation and have been operating at this location for over 10 years without any issues. They have a City Business License that has been current at this location as well as a license with the State of New Mexico.

The manufactured home sales center operates in a symbiotic fashion with the adjacent factory. The home sales center is located at the east end of a private drive, immediately adjacent to the Karsten Homes plant located at 2700 Karsten Court SE. The sales center has ample parking (28 spaces), a sales office, and provides those shopping for a manufactured home a pleasant environment where they can tour display models. Obviously, the factory benefits from having the sales center adjacent. The factory helps to sustain approximately 145 high quality manufacturing jobs in our community. The factory's employee parking is immediately adjacent to the west of the sales lot.

Conditional Use Criteria

Following is an explanation of how this request meets the specific criteria for conditional use approval.

The proposed use is not harmful to the adjacent properties:

This project is an existing sales facility. The adjacent factory supplies the manufactured homes that are sold and marketed at this location. The uses are complimentary and as such; do not negatively impact each other.

The sales lot provides adequate parking and is located at the east end of the private drive. There are no conflicts with traffic into and out of the factory, since the sales center is east of the factory.

The adjacent uses are not harmful to the subject property:

As stated above, the sales center is located at the east end of a private drive. The factory produces the product sold at the sales center. Traffic in and out of the factory takes place west of the sales center reducing the chance for conflict between the factory and the customers. The relationship is mutually beneficial, so there is no harm from the factory to the use at the sales center.

PRINCIPALS

Karen R. Marcotte, AICP
James K. Stotier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

***The conditional use is appropriate:***

The conditional use is for an existing business and is complimentary to the adjacent factory. Maintaining the existing jobs at this location is benefited by the co-location of the sales center and the factory.

Based upon the facts presented, we respectfully request that you review and approve this conditional use request per the attached exhibit.

Sincerely,

James K. Strozier, AICP
Principal

- c. Mr. Bryan A. Powell, Assoc. General Counsel, Clayton Homes (via email)
Mr. Todd Van Berg, Homes Direct (via email)
Mr. Bob Baker, Karsten Homes (via email)
Mr. John Myers, Myers, Oliver & Price (via email)

August 9, 2012

Mr. Josh Skarsgard, Esq.
Zoning Hearing Examiner
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Application for Special Exception

Dear Mr. Skarsgard:

Consensus Planning is hereby authorized to act as our agent on the application for a special exception for the property located at 2700 Karsten Court SE Albuquerque, NM 87102.

Sincerely,

A handwritten signature in black ink, appearing to be "Bjk", followed by a horizontal line extending to the right.

CMH Manufacturing West, Inc.
5000 Clayton Road
Maryville, TN 37804

ZONE GRID

No Features found.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
1	101405503337010614	GOLDEN VENTURES LLC	2700 KARSTON CT SE	ALBUQUERQUE	NM	871

ZONING

Rec	ZONING	DESCRIPTION
1	SU-2	HM

ZONE GRID

Rec	ZONE ATLAS GRID
1	M15

PARCELS

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION
1	2700	KARSTEN	CT	SE	3	0000	BROADWAY INDUSTRIAL CENTER UN

ZONE GRID

No Features found.

ZONE GRID

No Features found.

NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHC
1	SAN JOSE	R

SECTOR PLANS

Rec	SECTOR PLAN NAME
1	SOUTH BROADWAY

COUNCIL

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	Debbie O'Malley	2

ZIPCODES

Rec	ZIPCODE
1	87102

MORATORIUM

Rec	AREA	EXPIRATION DATE
1	DOWNTOWN NEIGHBORHOOD AREA	Wed, 20 Jun 2012 00:00:00
2	WEST ROUTE 66	Wed, 10 Oct 2012 00:00:00
3	WEST ROUTE 66	Wed, 10 Oct 2012 00:00:00
4	WEST ROUTE 66	Wed, 10 Oct 2012 00:00:00
5	WEST ROUTE 66	Wed, 10 Oct 2012 00:00:00
6	WEST ROUTE 66	Wed, 10 Oct 2012 00:00:00
7	WEST ROUTE 66	Wed, 10 Oct 2012 00:00:00
8	WEST ROUTE 66	Wed, 10 Oct 2012 00:00:00
9	WEST ROUTE 66	Wed, 10 Oct 2012 00:00:00
10	WEST ROUTE 66	Wed, 10 Oct 2012 00:00:00
11	WEST ROUTE 66	Wed, 10 Oct 2012 00:00:00

V. The Heavy Manufacturing/HM land use corresponds to the M-1 Heavy Manufacturing Zone in the Comprehensive City Zoning Code with the following exceptions:

A. Conditional Uses:

1. Uses permissive in the M-2 Zone.
2. Existing legal non-conforming uses or uses which become non-conforming upon adoption of this plan are approved conditional uses (See text page 39 "EXISTING USES").
3. Expansion of uses existing as of adoption date of this plan are conditional uses.
4. For a period of two years from the adoption of this plan, the owner of a vacant or unimproved parcel may apply for a conditional use permit for uses which were permissive in that parcel's zoning designation prior to the adoption date of this plan. The Zoning Hearing Examiner's decisions on such requests shall be guided by the City's criteria as set forth in Section 42.C.1 of the Comprehensive City Zoning Code.

B. Landscaping Requirements:

A minimum landscaping strip of five feet shall be provided along all perimeter property lines where they abut residentially zoned property and the public right-of-way for major streets. A landscaping plan adhering to requirements listed in Section 40.J. of the Comprehensive City Zoning Code shall be submitted and approved by the Zoning Enforcement Officer, prior to issuance of a building permit.

VI. The SU-1 land use corresponds to the SU-1 (Special Use) Zone in the Comprehensive City Zoning Code.

- A. Existing SU-1 Zoning will remain unchanged and zoned SU-1.
- B. Existing cemeteries will be zoned to SU-1 for cemeteries.
- C. In areas zoned SU-1 for Office and Warehouse and SU-1 for Heavy Commercial Uses/HC, individual premises shall be evaluated for design of their site development and landscaping plans when new development is proposed. In making decisions on such plans, special care shall be taken to minimize adverse effects on nearby residences.

VII. The PR land use corresponds to the P-R (Reserve Parking) Zone in the Comprehensive City Zoning Code.

Application for Special Exception-Conditional Use



Request:
Conditional Use to
allow for the retail sales
of Manufactured Homes

CMH Manufacturing
West, Inc. & Direct Homes
2700/2710K arstan Court SE
Albuquerque, NM 87102

Prepared by:



August 2012